



Memorandum

TO: Historic Landmarks Commission

FROM: Courtney Damkroger

SUBJECT: SP02-057

DATE: October 24, 2002

APPROVED:

DATE:

SUBJECT: REFERRAL OF SPECIAL USE PERMIT TO DEMOLISH A SINGLE-FAMILY RESIDENCE LOCATED AT 1465 LUPTON AVENUE FOR LOT COMBINATION ON A 0.45 GROSS ACRE SITE

BACKGROUND

The applicant, the Jarvis Trust, is proposing to demolish a single-family detached residence located at 1465 Lupton Avenue to allow a lot combination with 1475 Lupton Avenue. The proposal will call for the demolition of 1475 and 1465 Lupton Avenue in order to accommodate the construction of a single-family residence on the new combined lot.

The site and the residences at 1465 Lupton (circa 1912) and 1475 Lupton (circa 1914) are not identified in the City of San Jose Historic Resources Inventory.

The General Plan Land Use Designation is Medium Low Density Residential 8 DU/AC, which would allow the proposed development. Surrounding uses include single-family detached residential uses. The proposed site design and development standards meet the City of San Jose Zoning Ordinance.

ANALYSIS

In order to better understand the possible historic significance of the existing structures, Planning staff requested that the applicant prepare an historic evaluation of the structures. A Department of Parks and Recreation Primary and Building Structure and Object Record was completed for each property by an historic consultant. The consultant found that neither of the single-family residences qualified for the California Register of Historic Resources, nor as City Landmarks. According to the consultant, the residence at 1465 Lupton does qualify for the City of San Jose's Historic Resources Inventory as a Structure of Merit, achieving a rating of 45.98 using the City of San Jose Evaluation Rating System. The abbreviated Historic Report is attached.

Planning staff has apprised the owner of the benefits and requirements that accompany inclusion in the City of San Jose Historic Resources Inventory.



The project is exempt from environmental review because neither structure is listed in or eligible for the California Register of Historic Resources or as a San Jose City Landmark.

While the applicant does not wish to pursue preservation of the home at 1465 Lupton Avenue, the applicant has stated a willingness exploring options such as offering the home for relocation and offering the building for salvage of historic materials.

RECOMMENDATION

The Landmarks Commission may consider a recommendation that the owner offer the cost of demolition toward the cost of relocation of the home and an advertisement of the availability of the home for relocation in area newspapers for a period of at least 30 days.

Planning staff recommends the Historic Landmarks Commission review the proposal and provide comments to the Director of Planning.

Courtney Damkroger
Historic Preservation Officer

Attachments

- Project Plans
- Department of Parks and Recreation Primary Record for 1465 Lupton Avenue and 1475 Lupton Avenue, prepared by Franklin Maggi and Leslie Dill Archives and Architecture, August 30, 2002

c.c. Nick Petredis, 125 South Market Street, Suite 1200, San Jose, CA 95113